

YOU ARE INVITED to help decide where we live, work and play. The 10-Year Review for the City of Nanaimo Official Community Plan is a public process intended to review, reaffirm and build on strategies for meeting the many growth challenges the City faces.

Summary of Working Paper sustainNANAIMO

This review is intended to update the City's Official Community Plan (OCP), which will guide Council in making development decisions over the next 10 years, with projections for the next 25 years.

As part of the review, a Working Paper has been prepared to provide a summary of the process to date, and to introduce potential changes to the OCP. This Paper builds on the existing OCP goals by introducing two new goals and strengthening sustainability policies.

Watch the newspapers and the City website for OCP 'Highlighters', intended to provide information on issues and directions identified in the Working Paper. We also invite you to review the Working Paper and complete the online survey, both available at www.nanaimo.ca.

What is Sustainability?

While 'sustainable development' was originally referred to as the protection of natural resources, 'sustainability' for Nanaimo speaks to the interrelationships between the City's environment, society and economy. It is about "recognizing that our economy exists within society, society exists within the environment, and the environment surrounds and supports society." It is about developing our economy in a manner that enhances society while protecting the environment for future generations.

Building Community

Plan Nanaimo set out to "build complete, viable communities" by creating Town Centres, Neighbourhood Villages, and Neighbourhoods that support a variety of lifestyle choices and offer a pleasant, convenient, urban environment. Policies include establishing a series of growth centres and directing future density to these growth centres, while providing for lower density residential land uses within Neighbourhoods.

Through the OCP review process, community input indicated Town Centres have become primarily commercial nodes, the future should focus on smaller, pedestrian oriented retail shopping / services, and the commitment to building complete, viable communities should be strengthened. This includes increases in density to further prevent urban sprawl.



Urban Node Densities



Corridor Densities



Neighbourhood Densities



Proposed Directions

On average, Nanaimo currently exhibits densities of four to five housing units per hectare (uph), far below the target density of 15 uph contained within Plan Nanaimo. This severely hampers the ability to provide adequate infrastructure, efficient transit, and promote walkability within the community.

To further the efforts of **Plan Nanaimo**, a number of new directions are proposed:

- Amending the concept of town centres, neighbourhood villages and neighbourhoods to one of urban nodes, corridors and neighbourhoods.
- Five proposed urban nodes (Woodgrove/North, Downtown, Malaspina University, Hospital/Townsite, Chase River/South) would each maintain a distinct focus and character (eg/ Hospital – health focus). New development would be directed to these core areas with preexisting infrastructure to create compact settlements with a variety of land uses. Densities are proposed upward of 150 uph and allowing for high rise development.
- In addition to providing for density within urban nodes, increasing density along urban corridors also presents additional opportunity for creating a more viable transit system and encouraging a walkable community. Urban nodes would be connected by growth corridors that have a primary focus on higher density residential and mixed use development, particularly with commercial or public space at ground level with residential in the storeys above. Densities are proposed from 50 uph to 150 uph, allowing for up to a six-storey building height.
- Neighbourhoods would focus on lower density residential development of single family dwellings and townhouses, while neighbourhood centres and local service centres would provide a commercial, public and mixed used focus for the neighbourhood. Densities are proposed up to 50 uph, and allowing for up to a three-storey building height.

Want To Be Involved?

Complete Our On-Line Community Survey

Visit the City of Nanaimo website to view the Working Paper and participate in the online survey at www.nanaimo.ca

Things To Think About Providing For Density

The proposed direction to build a more sustainable community is presented as a revision of the growth centre concept. Do you support the principle of "urban nodes, corridors and neighbourhoods" as a revision of the growth centre concept?

Check out our online survey to respond to this and other questions related to proposed changes to the Official Community Plan.

Need More Info?

Contact us to find out about other ways to obtain information or participate in the Official Community Plan 10-Year Review.

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